

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes
May 21, 2019

MEMBERS PRESENT:

Vice Chairman Conolus Scott
Duane Bruno
Terry Chandler
Kenneth Bradley
Cynthia Fortson

MEMBERS ABSENT:

Chairman Lamar Hughston
Bob Fowler

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their May public hearing in the public meeting room of the Madison County Government Complex on Tuesday, May 21, 2019. Vice-Chairman Conolus Scott called the public hearing to order at 6:00 p.m.

Open and Welcome/Introductions

Vice-Chairman Scott welcomed everyone and read the required opening remarks.

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for May 21, 2019 Public Hearings.

Under New Business:

Public Hearing Items:

Ronnie Martin who was mistakenly placed on the agenda for April. Mr. Martin was requesting to rezone approximately 1.25 ac. with an existing old store building form his 31.15 ac. property. He is requesting to rezone from A1 to B. The property is located at 2676 Hwy 106 N. on map 36 parcel 50 in District 2.

There was no one to speak in favor or in opposition of the request.

Terry Chandler made a motion to approve.

Kenneth Bradley seconded the motion.

The vote was 5 to 0 to approve.

The vote was;

Duane Bruno - yes

Terry Chandler – yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Conolus Scott – yes

The second scheduled public hearing was for Clayton Hendrix for his Mother Floy Mae Hendrix. She is requesting to rezone approximately 3.85 ac. with her existing home from her 40.44 ac. property. This property is already split off by a county road. She would like to rezone it from A2 to R1 to subdivide into two parcels so that she can give her son a home site next to her. The property is located at 2220 Dove Drake Rd. on map 90 parcel 36 in District 4.

There was no one to speak in favor or in opposition of the request.

Cynthia Fortson made a motion to approve.

Terry Chandler seconded the motion.

The floor was opened for discussion. Terry Chandler was concerned with the property being zoned R1 in an area of A1 and A2 properties. He wanted to make sure that it was not setting a precedence that R1 is accepted in all areas of the county.

Mrs. Fortson said that there is not enough land on that side of the road to rezone to RR that it is more than 2% below the required 4 ac. for a RR zoning to be subdivided. R1 is only used with they can't meet the RR requirements. She also stated that the Boards can't create non-conforming parcels.

The discussion was closed and a vote was taken.

The vote to approve was 5 to 0.

Duane Bruno - yes

Terry Chandler – yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Conolus Scott – yes

The third scheduled public hearing was for Michelle Stuchell who is representing her Mother Cheryl Stuchell. She is requesting to rezone her 6.46 ac. property from A2 to RR for an additional home site for her daughter.. The property is located at 3363 Booger Hill Rd. on map 27 parcel 177 in District 2.

There was no one to speak in favor of the request.

There was one person to speak in opposition of the request.

Terry Chandler made a motion to approve.
Kenneth Bradley seconded the motion.

The vote to approve was 5 to 0.

Duane Bruno - yes
Terry Chandler – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Conolus Scott – yes

Adjournment

With no further business;

Terry Chandler made a motion to adjourn.
Duane Bruno seconded the motion.

All were in favor.
The meeting was adjourned at 6:55.

